

**Kershaw County Planning and Zoning Commission  
Regular Session Minutes – November 20, 2017, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, Curtis Blackmon, George Harkins, Beth Smith, and Kevin Scharf,

Members Absent: Kate Denton and Gary Whitlock

Staff in Attendance: Michael Conley, Heather Schmucker and Rhonda Darity

**Call to Order**

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

**Approval of Minutes**

George Harkins made a motion that the minutes of the October 9, 2017 regular meeting be approved. The motion was seconded by Curtis Blackmon, and all voted in favor.

**Request of Eddie Yandle to rezone 248 Cricket Hill Drive from R-15 to R-10 – Case #17-11**

In giving his staff report, Michael Conley informed the Commission that the developer is asking to increase density and bring sewer further down Cricket Hill Road to this location. He is requesting to rezone approximately 126 acres from R-15 to R-10. In order to bring sewer to this location and be cost prohibited, they will need to decrease lot size and increase the number of developable lots in the proposed subdivision. The property is located within the Residential and Economic Development areas. This high density residential development is in compliance with the Future Land Use Map. This is also a continuation of an existing subdivision. The proposed project meets the objectives of infill housing. Since the rezoning request does meet the criteria in the future land use map and does not meet the criteria for spot zoning, staff does not object to the rezoning request.

Mr. Yandle and William Cooper addressed the Commission concerning this project. After a brief discussion the Chairman called for a motion. George Harkins made a motion to approve the application for a zoning map amendment by Eddie Yandle - approximately 126 acres located at 248 Cricket Hill Drive from R-15 to R-10. Seconded by Kevin Scharf, and all voted in favor.

**Sketch Plan Review for Ross Aho on 2928 Bowen Street – Case #17-12**

Mr. Conley informed the Commission that staff does not oppose this sketch plan. The request is simply restructuring an already approved with conditions sketch plan. Mr. Aho is requesting to combine two lots and create a new lot of approximately 2.357 acres with 100' of road frontage. Subdivision over ten (10) lots from a parent parcel are considered a major subdivision and must come before the Planning Commission. DOT has already approved curb cuts, and there is no change on those. Kevin Scharf made a motion to approve the sketch plan. Seconded by George Harkins, and all voted in favor.

**Sketch Plan Review for Scott Morrison on 2560 Watson Street – Case #17-13**

Mr. Conley stated that this parcel just went through rezoning. They have worked with us to comply with the minimum standards. They have multiple egress/ingress, sidewalks, lighting and common area. This high-density residential development is in compliance with the Future Land Use Map. Staff recommends approval of the sketch plan, as presented, to the Planning & Zoning Commission under the following conditions: Approval of engineering plans by Kershaw County Engineer; Curb cut permits for ingress/egress onto each individual lot be approved by SCDOT regional office prior to final

plat approval; Additional approvals by staff must meet all Kershaw County's Zoning and Land Development Regulations (ZLDR). Mr. Metts with Great Southern Homes spoke briefly to the Commission. After a brief discussion. The Chairman called for a motion. George Harkins made a motion to approve the sketch plan for Walnut Creek Subdivision, under the conditions made by staff. Seconded by Kevin Scharf, and all voted in favor.

Mr. Conley spoke briefly to the Commission concerning their role in the Comprehensive Plan, and thanked them for their hard work.

### **Adjournment**

At 6:14 PM, the Chairman called for a motion to adjourn. The motion was made by Curtis Blackmon. Seconded by George Harkins, and all voted in favor.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity  
Secretary